

APPLICANT: ALEXANDRA PROPERTY HOLDINGS L. L. C.

- (1) MODIFICATION of Condition #2 of Resolution CZAB-11-12-04, passed and adopted by Community Zoning Appeals Board #11, only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Caledonia Village,' as prepared by Frank Costoya Architect, P. A. and dated stamped received March 18, 2004, with Sheets SP-1, SD-1 and L-1, dated stamped received March 30, 2004, consisting of fourteen (14) sheets."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Caledonia Village Commercial Buildings,' as prepared by Rey Mar & Associates, Inc., Sheet LP-1.1 dated stamped received 8/15/06 and the rest dated stamped received 7/18/06 for a total of 12 sheets."

- (2) MODIFICATION of Paragraph 1 of Declaration of Restrictions, recorded in Official Record Book 22263, Pages 283-298, only as it applies to the subject property and reading as follows:

FROM: "1. The property shall be developed in accordance with the plans entitled 'Caledonia Village,' as prepared by Frank Costoya Architect, P. A. and dated stamped received March 18, 2004, with Sheets SP-1, SD-1 and L-1, dated stamped received March 30, 2004, consisting of fourteen (14) sheets, as may be modified at the public hearing on the application (the 'plan')."

TO: "1. The property shall be developed in accordance with the plans entitled 'Caledonia Village Commercial Buildings,' as prepared by Rey Mar & Associates, Inc., Sheet LP-1.1 dated stamped received 8/15/06 and the rest dated stamped received 7/18/06 for a total of 12 sheets."

The purpose of these requests is to permit the applicant to submit revised site plans showing new second floor additions and building reconfigurations for the previously approved commercial development.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of the NE ¼ of the NW ¼ of Section 4, Township 55 South, Range 39 East, being more particularly described as follows:

Commence at the northeast corner of the NW ¼ of said Section 4; thence S00°55'15"E along the east line of the NW ¼ of said Section 4 for a distance of 55.02'; thence S87°41'44"W, along a line parallel with and 55' south of the north line of said Section 4 for a distance of 934.57' to the Point of beginning of the hereinafter described parcel of land; thence continue S87°41'44"W for a distance of 405.08' to a point on the west line of the NE ¼ of the NW ¼ of said Section 4; thence S00°25'54"E along the last described line for a distance of 605.32'; thence N89°33'49"E for a distance of 404.92'; thence N00°26'11"W for a distance of 618.56' to the Point of beginning.

HEARING NO. 06-11-CZ11-1 (06-151)

4-55-39
Council Area 11
Comm. Dist. 11

APPLICANT: ALEXANDRA PROPERTY HOLDINGS L. L. C.

LOCATION: The south side of S.W. 88 Street, approximately 230' east of S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.69 Acres

PRESENT ZONING: BU-1A (Business – Limited).